



City of Angels
Planning Department
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R1 SINGLE FAMILY RESIDENTIAL DISTRICT

Chapter 17.18

Sections:

- 17.18.010 Purpose and intent.
- 17.18.020 Uses permitted.
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17.18.010 Purpose and intent. The R1 district is intended to provide areas for single-family dwellings on individual lots with other compatible uses of secondary importance. This zone is intended to partially implement the General Plan policies relating to provisions for adequate detached single-family housing capacities. It is intended to implement the R-L , residential low-density land use category specified in the General Plan. (Ord. 270 (part), 1984)

17.18.020 Uses permitted. Uses permitted in the R1 district are:

- A. Dwelling, single-family, one per lot. (Ord. 270 (part), 1984)

17.18.030 Uses subject to site plan review. In the R1 district, there are no uses subject to site plan review. (Ord. 270 (part), 1984)

17.18.040 Uses subject to a conditional use permit. In the R1 district, the following uses are subject to the issuance of a conditional use permit:

- A. Church or other place of worship;
- B. Day nursery/child care;
- C. School;
- D. Public utility building, structure, and facility;
- E. Bed-and-breakfast;
- F. Large family day care homes, with conditions limited to those specified in Section 1596.70 through 1596.795 and 1597.46 of the California Health and Safety Code. (Ord. 305 §2 (part), 1990; Ord. 270 (part), 1984)

17.18.050 Temporary uses permitted. The following are uses permitted for a period not to exceed eighteen months or the duration of a building permit, whichever is shorter:

- A. Temporary subdivision directional signs;
- B. Model homes, temporary real estate office;
- C. Continued use of an existing building during construction of a new building on the same site;
- D. Temporary contractor's office used on the construction site. (Ord. 270 (part), 1984)

17.18.060 Accessory uses permitted. The normal accessory uses consistent with the definition in this title and any of the following customary uses and structures are permitted:

- A. Residential garage and/or carport;
- B. Swimming pool not located closer than five feet from any property line or within the front setback;
- C. Fences and walls, except retaining walls, shall not exceed six feet in height, except in the front setback area where the maximum allowed is three feet; and thirty inches in the vision-clearance zone;
- D. Retaining walls constructed within building setbacks shall not have exposed surfaces that exceed four (4) feet in height, except:
 - 1. A series of retaining walls, none of which individually exceed four (4) feet in height, may be used, provided each successive wall is set back or stepped at least one (1) foot for each one (1) foot of height for that wall; and
 - 2. Within the vision clearance zone, on upsloping lots, a single retaining wall shall be permitted that does not exceed thirty (30) inches in height. Successive or stepped retaining walls shall not be permitted in the vision clearance zone on upsloping lots.
 - 3. Within side and rear building setbacks that are not adjacent to a street or right-of-way, a retaining wall that faces in toward the subject property may be allowed that is up to eight (8) feet in height.
 - 4. A retaining wall may be allowed that is up to eight (8) feet in height, provided the wall is being used to retain the existing grade or slope of the site. Cut and fill shall be limited to that which is necessary for construction and upon completion, the location of the top and bottom of the wall shall be substantially similar to the top and toe of the pre-construction slope;
- E. Home occupations in compliance with Section 17.06.060;
- F. Signs in compliance with Chapter 15.12;
- G. Granny flat. (Ord. 409 §3, 2004; Ord. 405 §4, 2003; Ord. 275 §4 (part), 1985; Ord. 270 (part), 1984)

17.18.070 Site development standards. Site development standards in the R1 district are as follows:

- A. Minimum lot area for new lots, six thousand square feet;
- B. Building Coverage (maximum):
 - 1. Twenty-five percent for lots exceeding ten thousand square feet
 - 2. For lots between eight thousand square feet and ten thousand square feet, building coverage shall be determined using the following formula:

$$\frac{.30 - [(\text{lot size} - 8,000) \times .25]}{10,000} = \frac{\text{Maximum Percent}}{\text{Building Coverage}}$$

- 3. Thirty percent for lots less than eight thousand square feet;
- C. Maximum building height, thirty-five feet;
- D. Lot width:
 - 1. For lots exceeding twenty thousand square feet, one hundred feet, minimum,
 - 2. For lots between eight thousand square feet and twenty thousand square feet, eighty feet, minimum,
 - 3. For lots less than eight thousand square feet, sixty feet, minimum;
- E. Lot depth, one hundred feet, minimum;
- F. Minimum building setbacks:
 - 1. Front, twenty feet,
 - 2. Side, five feet,
 - 3. Exterior side of a corner lot, same as front,
 - 4. Rear:
 - a. Principle building, twenty feet
 - b. Accessory building, five feet;
 - 5. Between buildings, ten feet;
 - 6. Vision clearance, thirty-five feet. (Ord. 407, §2, 2004; Ord. 270 (part), 1984)